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17A GARLANDS ROAD, REDHILL, SURREY, RH1 6NX

**£185,000
LEASEHOLD**

***** DELIGHTFUL GROUND FLOOR ONE BEDROOM APARTMENT IN CENTRAL LOCATION*****

Located on the fringe of Redhill town centre, this boutique apartment is perfect for first time buyers or rental investors. It's only a few minutes walk from all of Redhill's amenities including The Light Cinema and Entertainment Complex, and Redhill mainline railway station, with its excellent commuter links to London and Gatwick Airport.

Inside this immaculate apartment, the lounge/diner, with its double glazed window to the front is open plan to the modern fitted kitchen, which has a full range of fitted appliances and storage cupboards. The inner hallway has a built in airing cupboard with hot water tank, and access through to the bedroom and bathroom. The bathroom has a fitted white suite with a shower over the bath, and the double bedroom has a double glazed window to the rear.

The property has Electric Smart Heaters – installed in 2024 – these are great energy saving devices, that can be controlled via an App from your phone anywhere in the world!

The apartment is ready to move into, and could also be sold fully furnished if a buyer wishes, making it a real 'turnkey' solution. A viewing is highly recommended, so call Woodlands now to book yours!

- **GROUND FLOOR**
- **DOUBLE BEDROOM**
- **CONVERSION APARTMENT**
- **CLOSE TO TOWN & STATION**
- **COUNCIL TAX BAND: B**
- **IMMACULATE CONDITION**
- **MODERN KITCHEN**
- **NEW LEASE**
- **NO CHAIN**
- **EPC RATING: D**





ROOM DIMENSIONS:

FRONT DOOR

LOUNGE/DINER

10'11 x 10'8 (3.33m x 3.25m)

KITCHEN

13'10 x 5'4 (4.22m x 1.63m)

BEDROOM

11'0 x 9'5 (3.35m x 2.87m)

BATHROOM

7'9 x 4'2 (2.36m x 1.27m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

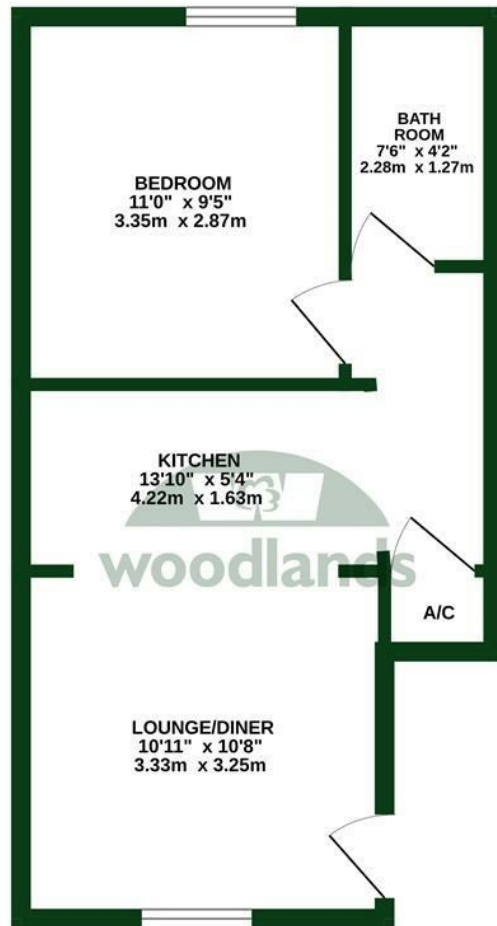
BEING SOLD WITH A NEW 100 YEAR LEASE TERM

GROUND RENT: £100 PER ANNUM

SERVICE CHARGE: £795 PER ANNUM



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (33.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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